

Oleander Transition District

**City of Wilmington
Development Services Department
March 25, 2010**

Agenda

6:30 – Welcome and introductions

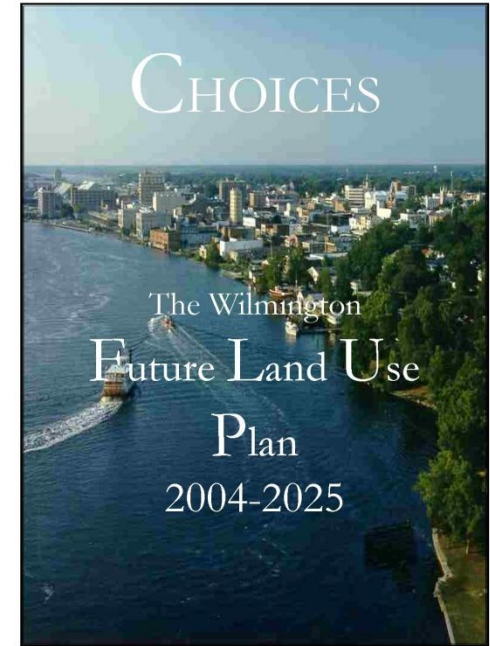
6:40 – Why we're here

7:00 – New zoning district & rezoning

7:15 – Next steps

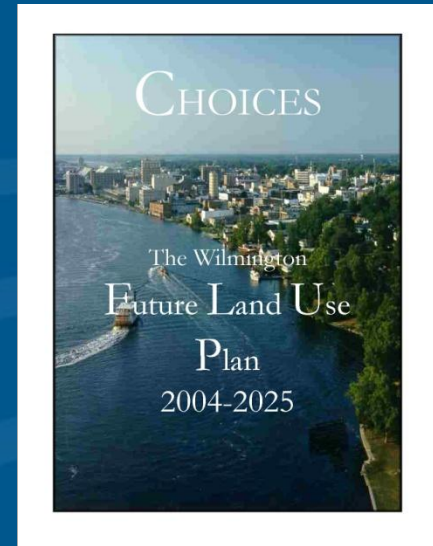
7:30 – Adjourn

Why we're here...



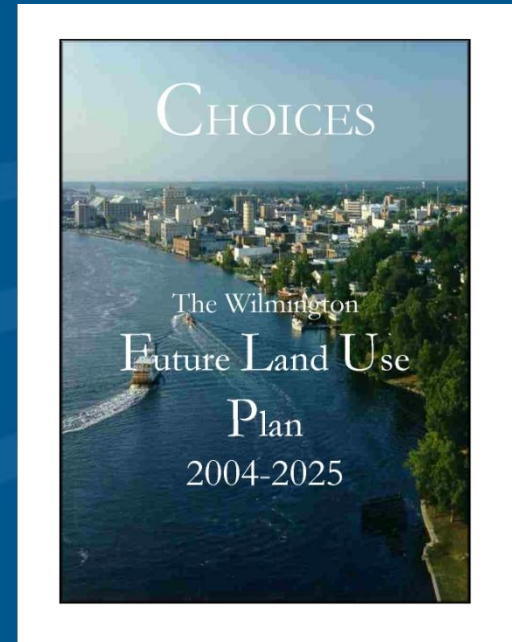
Nonresidential Uses

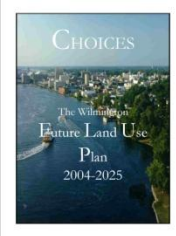
- Offices
- Neighborhood Retail
 - Low traffic generators
 - Limited retail uses
 - Personal services
 - Interior design/decorator
 - Artists
- No fast food restaurants or other high traffic generators



Residential Uses

- Single-family
- Low-density multi-family





**Protect
architectural
character**

**Maintain existing
setbacks**

**Parking in rear or
side**

**Limit number of
driveways**



Adaptive Reuse of Existing Houses

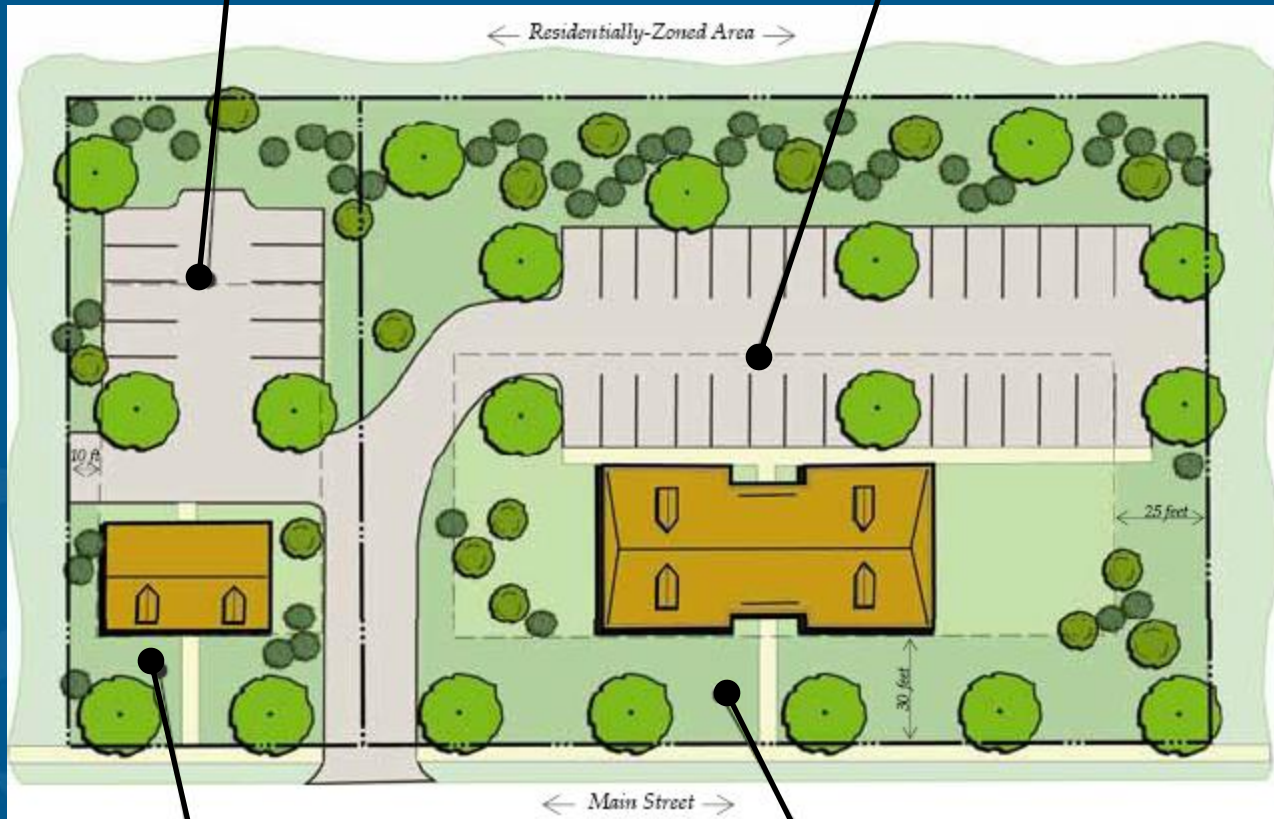


Encourage reuse ...



... instead of demolition.

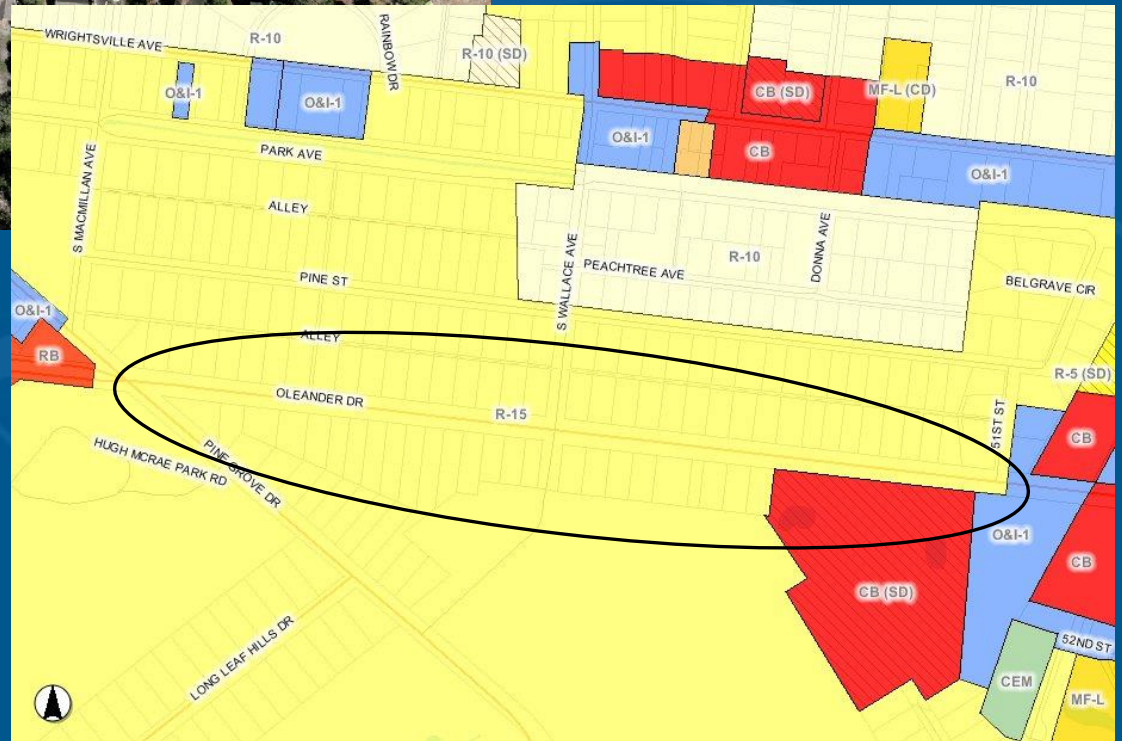
Parking to the rear



Maintain existing setbacks

Existing Conditions





Existing Conditions

New zoning district & rezoning

- Implement recommendations of FLUP
- Protect character
- Alley issues
- Traffic issues
- Limited uses

New OTD
regulations can
help create
appropriate
redevelopment
opportunities...

...and help
prevent
inappropriate
redevelopment!





Existing
condition – 5
houses with 5
driveways



Lot 1 redevelops –
existing home is
converted to office
and an addition is
added. Existing
driveway still used,
and cross-easement
for shared access is
granted to lot 2.



Lot 2 is converted to offices. The existing driveway on lot 2 is closed and lot 2 uses the driveway on lot 1. Lot 2 grants cross-easements for shared access to lots 1 and 3.



The 3 remaining homes are converted to offices. Lot 3's driveway is closed and lot 3 uses the driveway on lot 4. The 4 original driveways are reduced to 2.

Alternative Traffic Impacts

Redevelopment of two residential half acre lots

Scenario 1

Two single homes on two
half acre lots
with residential zoning



generate

19
total trips
daily

and

2
PM peak hour
trips

with

2 driveways

and

No
parking lot
interconnection with
neighbors

Scenario 2

An 8,000 square foot office
on an acre lot
with residential office zoning



generates

88
total trips
daily

and

12
PM peak hour
trips

with

1 shared driveway

and

Parking lot
is
interconnected with
neighbors

Scenario 3

A 10,000 square foot drug
store on an acre lot
with commercial zoning



generates

881
total trips
daily

and

86
PM peak hour
trips

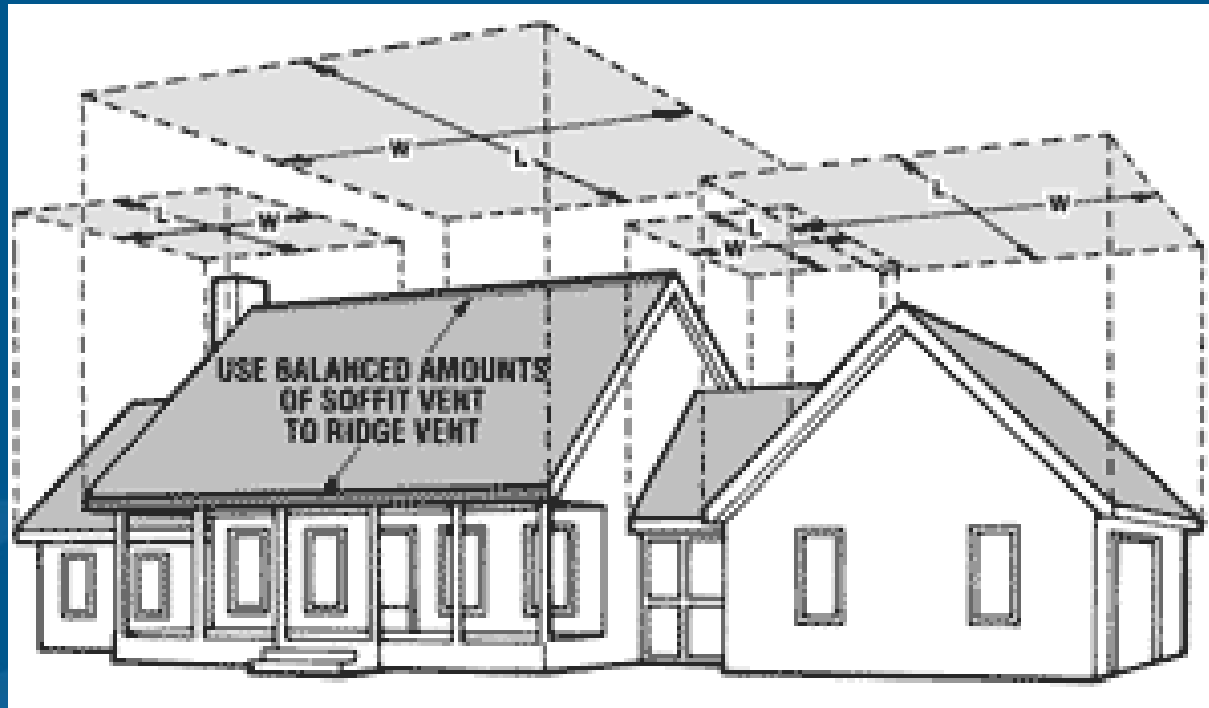
with

2 driveways

and

No
parking lot
interconnection with
neighbors

Limit Building Footprints



Average footprint of existing buildings:
1,461 square feet
(x 1.5 = 2,191.5 square feet)

Protect Authentic Character



Buildings should fit in ...



... instead of standing out.

Additions to Existing Houses



Appropriate Signage



Next Steps

- Draft zoning ordinance
- Second community meeting
- Adoption of new district regulations
 - Planning Commission hearing
 - City Council hearing

Next Meeting

April 29, 2010

6:30 PM

Winter Park Elementary School